

Appendix L

Definition of Development Zoning

DC Zoning Summary

Districts	Summary
CR	Permits matter-of-right residential, commercial, and certain light industrial development to a maximum lot occupancy of 75% for residential use, a maximum FAR of 6.0 for residential and 3.0 for other permitted uses and a maximum height of ninety (90) feet. Residential recreation space is required.
C-1	Permits matter-of-right neighborhood shopping and low density development to a maximum lot occupancy of 60% for residential use, a maximum FAR of 1.0, and a maximum height of three (3) stories/forty (40) feet.
C-2-A	Permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet
C-2-B	Permits matter-of-right medium density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 80% for residential use, a maximum FAR of 3.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of sixty-five (65) feet.
C-2-C	Permits matter-of-right high density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 80% for residential use, a maximum FAR of 6.0 for residential and 2.0 FAR for other permitted uses, and a maximum height of ninety (90) feet.
C-3-A	Permits matter-of-right development for major retail and office uses to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0 for residential and 2.5 FAR for other permitted uses and a maximum height of sixty-five (65) feet.
C-3-B	Permits matter-of-right development for major business and employment centers of medium density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 100%, a maximum FAR of 5.0 for residential and 4.0 FAR for other permitted uses, and a maximum height of six (6) stories/seventy (70) feet.
C-3-C	Permits matter-of-right development for major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 100%, a maximum FAR of 6.5 for residential and for other permitted uses, and a maximum height of ninety (90) feet.
C-4	The downtown core comprising the retail and office centers for the District of Columbia and the metropolitan area, and allows office, retail, housing and mixed uses to a maximum lot occupancy of 100%, a maximum FAR of 8.5 to 10.0, a maximum height of 110 feet and 130 on 110-foot adjoining streets. (Maximum height and FAR depend on width of adjoining streets.)
C-5	Pennsylvania Avenue Development (PAD) permits retail and office, housing and mixed development in the area on the north side of Pennsylvania Avenue, NW between First Street and 15th Street, NW to a maximum lot occupancy of 100%, a maximum FAR of 10.0 to 12.0, and a maximum height of 130 to 160 feet. (Maximum height and FAR depend upon approval of bonus incentives.)
C-M-1	Permits development of low bulk commercial and light manufacturing uses to a maximum FAR of 3.0, and a maximum height of three (3) stories/forty (40) feet with standards of external effects and new residential prohibited.

Districts	Summary
C-M-2	Permits development of medium bulk commercial and light manufacturing uses to a maximum FAR of 4.0, and a maximum height of sixty (60) feet with standards of external effects and new residential prohibited.
C-M-3	Permits development of high bulk commercial and light manufacturing uses to a maximum FAR of 6.0, and a maximum height of ninety (90) feet with standards of external effects and new residential prohibited.
M	Permits general industrial uses to a maximum FAR of 6.0, and a maximum height of ninety (90) feet with standards of external effects and new residential prohibited.
R-1-A	Permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 75 feet, a minimum lot area of 7,500 square feet, a maximum lot occupancy of 40% for residential use and 60% for church and public school use, and a maximum height of three (3) stories/forty (40) feet.
R-1-B	Permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 50 feet, a minimum lot area of 5,000 square feet, a maximum lot occupancy of 60% for a church or public school use and 40% for all other structures; and a maximum height of three (3) stories/forty (40) feet.
R-2	Permits matter-of-right development of single-family residential uses for detached and semi-detached structures, with a minimum lot width of 40 feet and lot area of 4000 square feet for detached structures, and 30 feet and 3000 square feet for semi-detached structures; a maximum lot occupancy of 60% for church and public school use and 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet.
R-3	Permits matter-of-right development of single-family residential uses (including detached, semi-detached, and row dwellings), churches and public schools with a minimum lot width of 20 feet, a minimum lot area of 2,000 square feet, a maximum lot occupancy of 60% for row dwellings, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet and 40% lot occupancy for semi-detached structures, and a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for detached structure; and a maximum height of three (3) stories/forty (40) feet.
R-4	Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and Flats, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.
R-5-A	Permits matter-of-right development of single-family residential uses for detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment, new residential development of low density residential uses including row houses, flats, and apartments to a maximum lot occupancy of 40%, 60% for churches and public schools; a maximum floor area ratio (FAR) of 0.9, and a maximum height of three (3) stories/forty (40) feet. Conversion of existing buildings to Flat or Apartment use is permitted as a matter of right provided all other provisions of the zoning regulations are complied with.
R-5-B	Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of fifty (50) feet.

Districts	Summary
R-5-C	Permits matter-of-right medium density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 3.0 and a maximum height of sixty (60) feet.
R-5-D	Permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 3.5 and a maximum height of ninety (90) feet.
R-5-E	Permits matter-of-right high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 6.0 for apartment houses and hotels, and 5.0 for other structures, and a maximum height of ninety (90) feet.
SP-1	Permits matter-of-right medium density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) feet.
SP-2	Permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 6.0 for residential and 3.5 for other permitted uses, and a maximum height of ninety (90) feet.
W-1	Permits matter-of-right low density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 80% for residential use, a maximum FAR of 2.5 for residential and 1.0 for other permitted uses and a maximum height of forty (40) feet.
W-2	Permits matter-of-right medium density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0 for residential and 2.0 for other permitted uses and a maximum height of sixty (60) feet.
W-3	Permits matter-of-right high density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 75% for residential use, a maximum FAR of 6.0 for residential and 5.0 for other permitted uses and a maximum height of ninety (90) feet.

Source: DC Office of Zoning (<http://dcoz.dc.gov/info/districts.shtm>)